177.0	0006	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,000 /	888,000
					USE VALUE:	888,000 /	888,000
					ASSESSED:	888,000 /	888,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POST JEFFREY M/MERYL E	
Owner 2:		
Owner 3:		
Street 1:	57 PIEDMONT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LEDERER BRUCE D & SUSAN S -
Owner 2:	-
Street 1:	57 PIEDMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,616 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 2520 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6616.000	455,100		432,900	888,000
Total Card	0.152	455,100		432,900	888,000
Total Parcel	0.152	455,100		432,900	888,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.38 | /Parcel: 352.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119847

GIS Ref

GIS Ref

Insp Date 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0013.0

!13912!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	455,000	0	6,616.	432,900	887,900	887,900	Year End Roll	12/18/2019
2019	101	FV	352,900	0	6,616.	426,800	779,700	779,700	Year End Roll	1/3/2019
2018	101	FV	352,900	0	6,616.	327,800	680,700	680,700	Year End Roll	12/20/2017
2017	101	FV	352,900	0	6,616.	309,200	662,100	662,100	Year End Roll	1/3/2017
2016	101	FV	352,900	0	6,616.	284,500	637,400	637,400	Year End	1/4/2016
2015	101	FV	348,000	0	6,616.	265,900	613,900	613,900	Year End Roll	12/11/2014
2014	101	FV	348,000	0	6,616.	244,900	592,900	592,900	Year End Roll	12/16/2013
2013	101	FV	348,000	0	6,616.	244,900	592,900	592,900		12/13/2012

PRINT

Date	Time
12/11/20	03:48:10

LAST REV

Date	Time
10/02/18	12:07:18
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEDERER BRUCE D	45897-551		8/19/2005		618,000	No	No		
	19242-410		8/1/1988		308,115	No	No		Y

USER DEFINED

Prior Id # 1:	119847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2012	1629	Siding	24,390	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
10/18/2008	Meas/Inspect	201	PATRIOT
6/29/2006	Inspected	BR	B Rossignol
12/20/2005	MLS	MM	Mary M
2/29/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	243	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6616		Sq. Ft.	Site		0	70.	0.93	6									432,938						432,900	

Total AC/HA: 0.15188 | Total SF/SM: 6616 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,938 | Spl Credit | Total: 432,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	6.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17083335
Const Adj.:	1.00199997
Adj $ / SQ:	146.647
Other Features:	104888
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487207
Depreciation:	32156
Depreciated Total:	455052

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

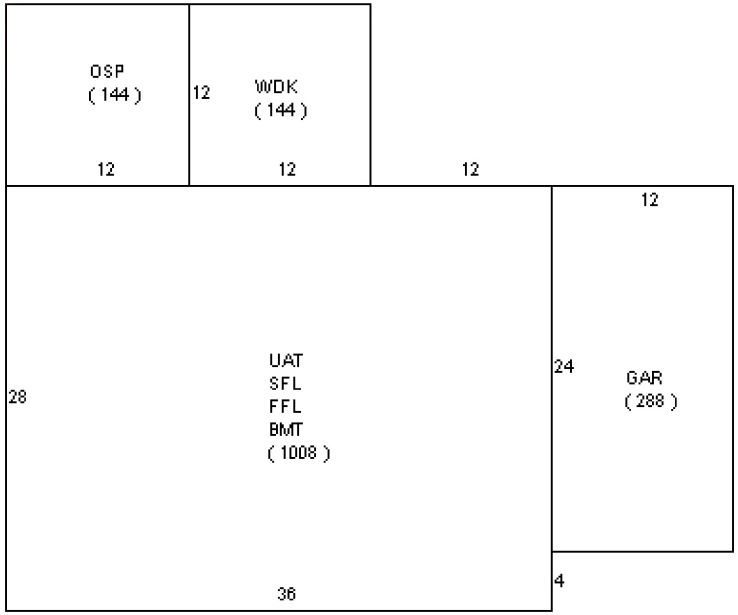
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.65
Special Features:	0	Val/Su Net:	118.15
Final Total:	455100	Val/Su SzAd	225.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	58.290	58,758
FFL	First Floor	1,008	146.650	147,820
SFL	Second Floor	1,008	146.650	147,820
GAR	Garage	288	23.730	6,834
UAT	Upper Attic	252	58.660	14,782
OSP	Screen Porch	144	30.820	4,437
WDK	Deck	144	12.970	1,868

Net Sketched Area:	3,852	Total:	382,319
Size Ad	2016	Gross Are	4608	FinArea	2520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc